



27 Brockenhurst Way, Bicknacre , Essex CM3 4XN
Guide price £375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £375,000 - £385,000, WELL PRESENTED FOUR BEDROOM FAMILY HOME.... Located in the village of Bicknacre is this well proportioned well presented family home. The current vendors have been in residence for over 25 years and have continually made improvements to now offer a home that is ready for the next family to sit back and enjoy. Upon entering the house via the entrance porch you walk into a lovely kitchen diner, which leads to the lounge which benefits from overlooking the landscaped garden. To the first floor are four bedrooms, all benefitting from built in wardrobes and the family bathroom. Externally the rear garden enjoys a westerly aspect ideal for those looking some sunshine after a day in the office and rear access to the property's garage. There are also solar panels on the property which contribute towards the property's running costs and an EV charging point. To the front is a block paved drive in front of the house and garage and the owner has also enjoyed the use of an additional space which they have used throughout their tenure. the village offers a selection of amenities, local primary school and fantastic walks and parks. There are also regular bus services to nearby villages, towns and nearby secondary schools. This particular property also has an incredibly high energy rating for those looking to keep those ever increasing energy bills down.... ENERGY RATING B

FIRST FLOOR

Bedroom One 10'5" x 10'0" (3.20 x 3.06)

Bedroom Two 10'2" x 10'0" (3.10 x 3.05)

Bedroom Three 7'6" x 7'6" (2.31 x 2.30)

Bedroom Four 7'4" x 7'3" (2.26 x 2.21)

Family Bathroom

Landing

GROUND FLOOR

Entrance Porch 5'10" x 2'9" (1.79 x 0.86)

Kitchen Diner 17'8" x 13'10" (5.40 x 4.23)
Size Includes W.C/Utility Area

Utility Area/W.C

Lounge 17'7" x 9'10" (5.38 x 3.01)

EXTERIOR

Single Garage
Electric roller door

Westerly Aspect Rear Garden

Block Paved Drive

Agents Notes
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

